

**Beltrami County Planning Commission/Board of Adjustment Meeting
Minutes for Monday, June 23, 2025
County Administration Building – County Board Room
701 Minnesota Ave NW
Bemidji, Minnesota 56601**

General Business

Members present: Ed Fussy
 Don Hazeman
 Bruce Poppel
 Bill Best
 Doug Underthun
 Craig Gaasvig
 Todd Stanley

Members absent: None

Others Present: Brent Rud, Director, Beltrami County Environmental Services Department
 Greg Larson, Beltrami County Environmental Services Department
 Rose Moore, Beltrami County Environmental Services Department
 Melissa Meyer, 120 Island View Dr NW Bemidji, MN 56601

Chairman called the Planning Commission/Board of Adjustments Meeting to order at 6:02 PM. **Board and staff introduced themselves to the audience. Brent reviewed the meeting procedures and process as well as the agenda for those in attendance.** The meeting minutes for May 19, 2025, were brought forward for approval. **Bill Best moved to approve the meeting minutes of May 19, 2025. Motion seconded by Bruce Poppel.**

Motion carried and approved.

Board of Adjustment

New Business

Variance Request of: **Joshua J and Melissa S Meyer**
 120 Island View Dr NW
 Bemidji, MN 56601

Township: Turtle Lake
Body of Water: Movil Lake (4-152) RD

The Purpose of:

Applicants are requesting a variance from the Beltrami County Shoreland Ordinance to construct a 14' x 21' addition to the second story and an 8' x 6' enclosed entry onto an existing house that is approximately 40' from Movil Lake (RD 4-152). Movil Lake is classified as a recreational development lake which

requires a 100' structure setback. The proposed addition to the second story is located approximately 80' from the OHWL and the proposed entry way is approximately 100' from the OHWL.

Legal Description:

Tax Parcel 47.00776.00

The West 5' of Lot Two (2) and all of Lot Three (3), Block 1, Movill Woods Bluff
AND

That portion of Government Lot One (1), Section Thirty-Three (33), Township One Hundred Forty-eight (148), Range Thirty-three (33), described as follows: The full legal description is on file in the Beltrami County Environmental Services Department.

Greg Larson gave the staff report. The existing house was built in 1940 and purchased by Josh and Melissa Meyer in 2019. A new septic system was installed in 2019. Two previous variance requests were approved, one in 1980 for a 20' x 20' two-story addition to the north side of the dwelling. The second in 1999, to construct a 24' x 30' garage within the 50' setback from road right of way of County Road 22. Drawings from the 1999 variance request were viewed. GIS aerial maps showing the location of the 0.44-acres were viewed. Photos of the existing house from all sides and from the lake were viewed. Staff recommends approval of the variance. It was noted that the original request to construct a 14' x 21' addition to the second story was withdrawn. The revised request is only for an 8' x 10' enclosed entry onto an existing house.

Melissa Myer, applicant, approached the podium. Melissa agreed with Greg's presentation and did not have anything to add. The Board asked the applicant if the deck will be removed to construct the enclosed entry. Melissa responded she would like it removed. Brent added that the proposed changes would not impact the view from the lake or the visual consistency with neighboring properties, as other homes in the area are also close to the lake.

The Chairman opened the floor for public comment. Emailed comments received from the public were read aloud by Greg Larson.

- **Beltrami County Highway Department** – Noted they do not have any issues or concerns with this request.
- **Pat & Margo Svoboda** – They do not have a problem with the proposed variance, and fully support Melissa and Josh Meyer's request.

Finding no further public comment, the Chairman closed the floor for public comment on the Joshua J and Melissa S Meyer variance request.

Findings of Fact

1. Is the variance in harmony with the intent of the comprehensive plan, zoning ordinance and State Shoreline Management Ordinance rules?

Yes (x) No ()

Why? As a single-family home, it is similar to others around it. The home was built in the 1940s and there are other approved variances on the property.
2. Without the variance is the owner deprived of a reasonable use of the property?

Yes (x) No ()

Why? It is an older home, and this would bring up to modern conveniences.

3. Is the alleged hardship due to circumstances unique to this property?
Yes (x) No ()
Why? This house was established in the 1940s prior to any Shoreland Management Ordinance.
4. Were the circumstances causing the hardship created by someone or something other than the landowner or previous landowners?
Yes (x) No ()
Why? Shallow lots and the way the lots are subdivided create hardship.
5. Will the issuance of the variance maintain the essential character of the locality?
Yes(x) No ()
Why? All lots in neighborhood are small and close to the lake.
6. Does the alleged hardship involve more than economic consideration?
Yes (x) No ()
Why? Without the variance, they would not be able to have the enclosed door.

If all answers are "yes" the criteria for granting the variance request have been met.

Motion by Doug Underthun to approve the variance request of Joshua J and Melissa S Meyer as revised. Todd Stanley seconded the motion.

Motion unanimously carried and approved.

Chairman then closed the Board of Adjustment Public Hearing on the proposed Variance request of Joshua J and Melissa S Meyer.

Planning Commission

New Business - None

Old Business – None

Motion by Don Hazeman to adjourn the Planning Commission/Board of Adjustment Public Hearing for June 23, 2025. Motion was seconded by Todd Stanley. Motion carried and approved. Chair called the meeting for June 23, 2025, officially adjourned. The next meeting will be held on Monday, July 28, 2025, at 6:00 PM, if any applications are received.

Respectfully submitted,



Brent Rud
Beltrami County ESD Director



Chairman
Beltrami County Planning Commission